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Date: March 6, 2023
To: Goodhue County Board of Commissioners
Scott Arneson, Goodhue County Administrator
From: Tim Redepenning, Goodhue County Facilities Maintenance Director
RE: Government Center Roof Top Units Replacement & Make Up Air Modifications

Background:

Goodhue County Government Center Roof Top Units 1 through 9 were scheduled to be replaced in fiscal year 2022. Due to manufacturing delays, the funding was carried over to the 2023 budget. The Make Up Air Unit ductwork repairs and Boardroom ductwork modifications were also carried over to 2023. The intent of the Facilities staff is to combine the three budgeted items into one project scope.

Roof Top Units 1-9 serve the third floor and are currently “cooling only” units. The RTU’s are not able to operate in cold temperatures. RTU’s are designed to supply fresh air when in operation. Being unable to operate these units in the winter does not meet the minimum ventilation air standard. The new units will be equipped with gas heat and outdoor air economizers so they can be operated properly and efficiently year-round. Anchor points or safety railings will also need to be added for RTU’s that are within 10 feet of the roof edge to comply with current code standards. The automated controls for these units will also be updated, which will incorporate new technology and allow for the addition of the perimeter radiation to the automation system.

Discussion:

The RTU’s have reached the end of their expected useful lifespan and proactive replacement is advised. The project will incorporate the current efficiency and safety requirements. The updated equipment and controls will increase staff comfort and help to reduce overall energy costs.

Recommendation & Request:

Staff recommends contracting with KFI Engineers for design & construction services, and combining the RTU, Make Up Air and Ductwork budgeted items into one project. Staff is seeking approval to pursue sealed bids for this project and use the designated ARPA funding of \$292,415.

2023 ARPA Funding

HVAC Roof Top Unit Replacement:	\$236,000
HVAC Make Up Air Unit Modifications	\$45,000
HVAC Boardroom Ductwork Mods	\$11,415
Total Budgeted Dollars:	\$292,415

Estimate of probable construction cost:	\$240,000
KFI design & construction services:	\$38,000
Total Estimated Project Cost:	\$278,000